END CAP RETAIL SPACE AVAILABLE FOR LEASE

898 49th Street N, St. Petersburg, FL 33710

LEASABLE SQUARE FOOTAGE: 2,360 SF

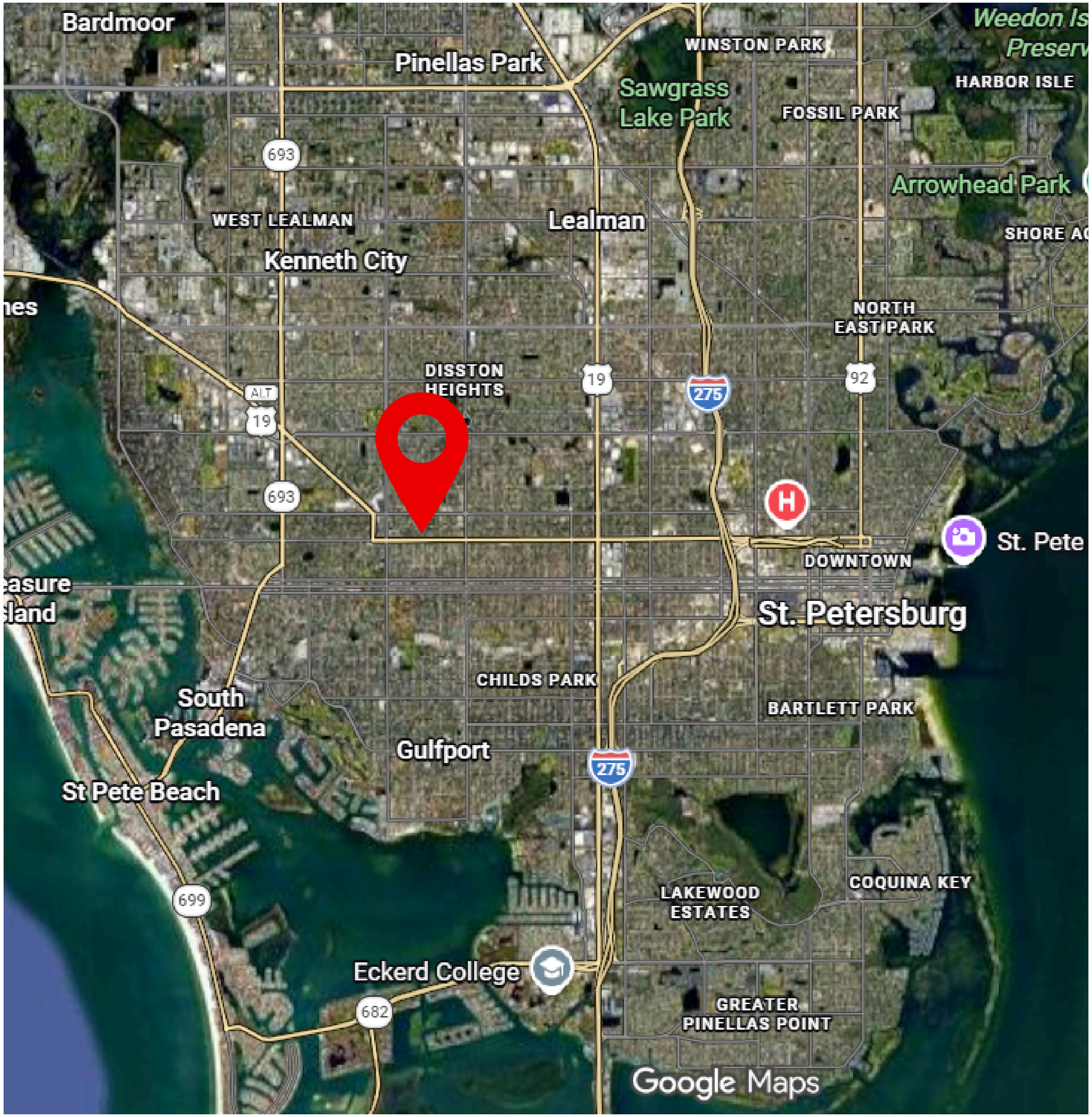
HIGHLIGHTS:

- Prime retail END CAP location along intersection of of 49th Street N. and 9th Ave. N. in St. Petersburg, FL
- Recently renovated center with new roof in 2024
- Approximately 25,000 vehicles per day along 49th Street N.
- Located within a well-established neighborhood shopping center within consistent tenant operational history
- Excellent visibility and easy access from 49th Street N. and 9th Ave. N. (signalized intersection)
- Ample on-site parking for customers and employees; 170+ spots with a ratio >5 per 1,000 square feet
- Opportunity for building signage of multiple sides and space on new monument sign
- Convenient access to Central Ave., 34th St. N., and five minutes from downtown St. Petersburg, FL
- Ideal for retail, restaurant, service, medical, or other neighborhood-oriented uses

South Cedar Real Estate, Inc.
217 S. Cedar Ave. Tampa, FL 33606 | info@southcedarre.com

SITE PLAN

N00° 20' 00" W 498.65' (C)
9TH AVENUE NORTH
(100' RIGHT-OF-WAY)
1-STORY COMMERCIAL
IN SEPARATE PERMIT
1-STORY COMMERCIAL
REMOVE FLOOD LIGHT AT PARAPET, CAP AND SEAL ELECTRICAL RUN TO LIGHT FIXTURE TO PROVIDE WEATHERTIGHT SEAL
3-STORY COMMERCIAL
16' ALLEY
16' ALLEY
S00° 20' 00" E 508.50' (C)
49TH STREET NORTH
(100' RIGHT-OF-WAY)
EXISTING/ DEMO SITE PLAN
1" = 30'-0"



DEMOGRAPHICS

Population

1 Mile: 14,097

3 Miles: 124,204

5 Miles: 288,901

Total Households

1 Mile: 6,647

3 Miles: 53,566

5 Miles: 129,406

Median Household Income

1 Mile: $76,985

3 Miles: $71,389

5 Miles: $76,597

Total Employees

1 Mile: 8,244

3 Miles: 61,952

5 Miles: 139,598

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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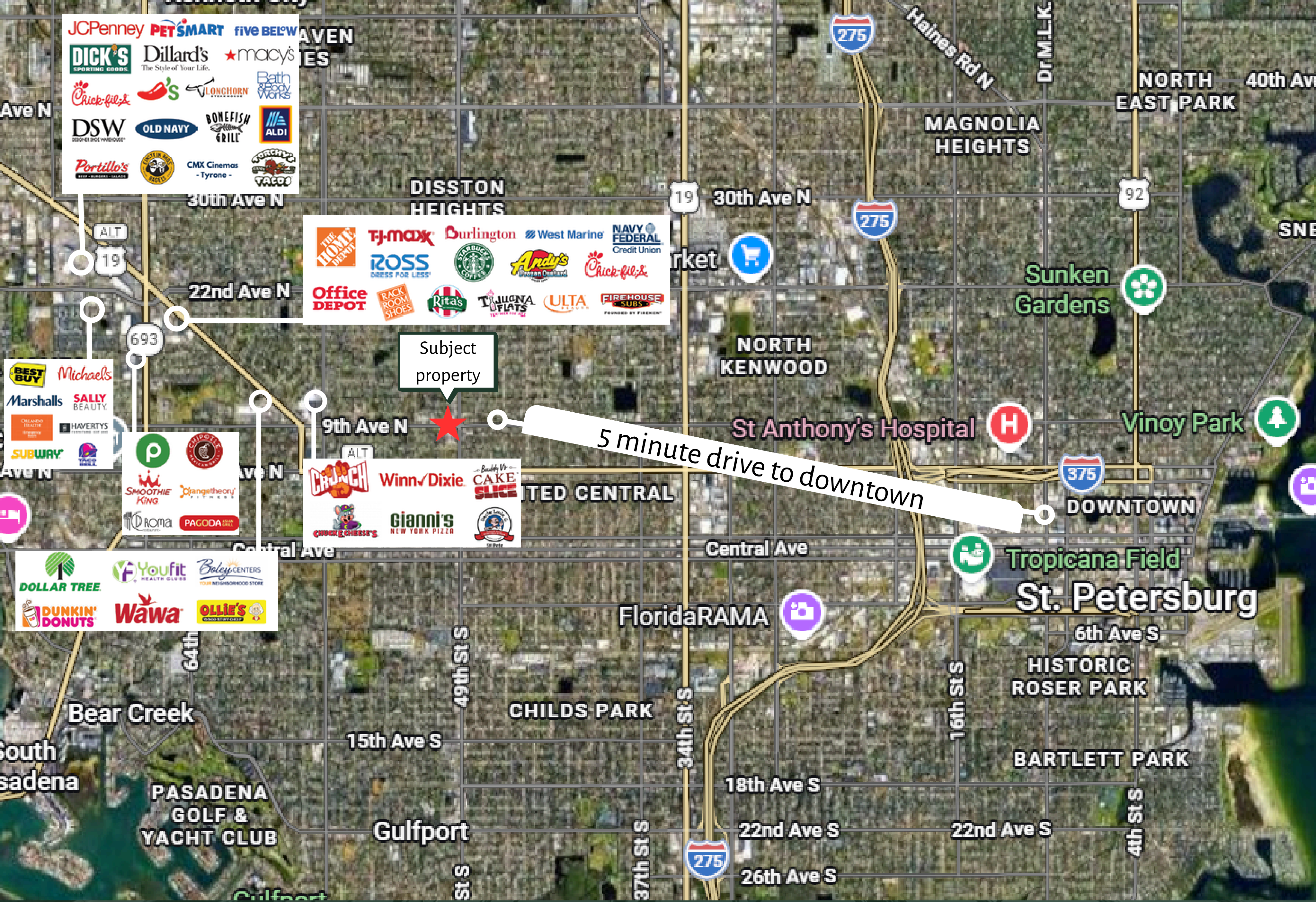

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898 49TH STREET N, ST. PETERSBURG, FL 33710

EXCLUSIVELY LISTED BY

SOUTH CEDAR REAL ESTATE, INC.

South Cedar is a local real estate investment firm headquartered in South Tampa, Florida, founded by four Tampa natives in 2016. South Cedar's primary mission is to identify and procure real property with the potential to operate at above-market capitalization rates using a total return strategy. In execution of this mission, assets and monetization are based on the following four drivers (a) acquisition price (b) strategic asset rehabilitation and upgrades (c) tenant improvement and (d) standardization and control over property and tenant management. Additionally, South Cedar is built to capitalize on alternative markets for growth, including select brokerage, management, and consulting opportunities.

W. GREG WILKERSON, ESQ.
FOUNDING PARTNER/ ATTORNEY
813-235-5685
GWILKERSON@SOUTHCEDARRE.COM

Greg co-founded South Cedar in January of 2016 and currently focuses on expanding investor relations and acquisitions, while overseeing the day-to-day operations and management of South Cedar's real estate assets. He is an active member of the Florida Bar Association, National Association of Realtors® and Suncoast Tampa Association of Realtors®. Greg was born and raised in Tampa, Florida attending Jesuit High School before continuing his undergraduate studies at the University of Florida and obtaining his Juris Doctor from Florida State University in 2011. After graduation from law school, Greg initially practiced law in Tampa with a national firm that specializes in complex real estate and foreclosure litigation.

KIMBERLY HENDEE, ESQ.
FOUNDING PARTNER/LICENSED BROKER & ATTORNEY
813-230-3811
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With a background in litigation and law, Kimberly helped co-found South Cedar in 2016. Kimberly is a native of Tampa, Florida, attending Plant High School prior to receiving her Juris Doctor from the University of Florida Levin College of Law in 2013. She has experience in residential transactions, with an emphasis on South Tampa. Kimberly loves running on Bayshore and is a third-generation Gator. She lives in South Tampa with her husband, Michael, and their three children, Thomas, Caroline, and Anna.

South Cedar Real Estate, Inc. ("SCRE") has been engaged by the Landlord to market the Property for lease. Information concerning the Property described herein has been obtained from sources other than SCRE, and neither the Landlord nor SCRE, nor their respective equity holders, officers, directors, employees, or agents, makes any representation or warranty, express or implied, as to the accuracy or completeness of such information.

Any and all references to square footage, rental rates, operating expenses, CAM charges, tenant improvement allowances, zoning, permitted uses, traffic counts, demographics, property specifications, and other property-related information are approximate and subject to change without notice. The information contained herein is based in part upon information supplied by the Landlord and from sources believed to be reliable; however, no guarantee, warranty, or representation is made as to its accuracy or completeness.

Prospective tenants and their advisors should conduct their own independent investigation and due diligence regarding the Property, including but not limited to lease terms, operating expenses, zoning, permitted uses, utility availability, condition of the premises, market conditions, and all other matters material to a lease transaction. Any projections, estimates, or assumptions provided are for informational purposes only and should not be relied upon as guarantees of future performance or occupancy costs.

SCRE and the Landlord expressly disclaim any liability that may be based upon or related to the information contained herein. The Property may be leased, withdrawn from the market, or its terms modified at any time without notice. Any lease transaction shall be subject to the execution of a mutually acceptable lease agreement and approval by the Landlord.

If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.